

AUGUST 2017

LOS SERRANOS RANCH

Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Ste. 100, Irvine, CA 92606

CONCERTS IN THE PARK

Join your friends this month for an evening of fun at Veterans Park on Wednesdays from 7:00 - 8:30 PM. The line up for August is as follows:

August 2nd – My Generation (British Invasion Tribute)

August 9th – Elton & The Early Years (Elton John Tribute)

ANNUAL MEETING & ELECTION OF THE BOARD OF DIRECTORS

The Annual Meeting and Election of the Board of Directors will be held on August 15, 2017. Since quorum was not achieved last year, all five (5) seats will be up for election, with staggered terms to be determined by the number of votes received per candidate. Keep an eye out for the election package that will be mailed in July. We ask that you please complete the Ballot, and return it immediately to ensure quorum for the election. Please know that due to the lack of Ballots being returned to reach the quorum requirement, we have not been able to hold an Election over the last few years and the current Board Members have continued to serve.

NEW RULES FOR PETS AND BASKETBALL HOOPS

The Board of Directors of the Los Serranos Ranch Community Association met on June 20, 2017 and officially adopted the proposed changes to the Rules and Regulations that were mailed to each owner on May 19, 2017. The new rules will be enforced, effective September 1, 2017 and include the following:

- ◆ *Pet owners are allowed to keep no more than four total animals (i.e., dogs and cats)*
- ◆ *Basketball playing shall be restricted from dusk to dawn.*
- ◆ *Under no circumstances shall the use of any basketball equipment or facility preclude other homeowners from the reasonable "quiet use and enjoyment" of their home and/or property and/or violate Article VIII, Section 8.8 of the CC&R's.*
- ◆ *No permanent basketball backboards, including, but not limited to, free-standing basketball backboards on poles and backboards affixed to other structures may be installed or erected.*
- ◆ *Portable basketball backboards are not permitted on any streets or sidewalks in order to be compliant with ADA (American Disabilities Act) as well as City codes in regards to right of ways.*

BOARD OF DIRECTORS

President – Roman Nava
Vice President – Leticia Crawford
Treasurer – Matt Brown
Secretary – Victor Weaver
Member-at-Large – Philip Issa

NEXT BOARD MEETING

August 15, 2017

6:00 PM – Executive Session
(closed session)

7:00 PM – General Session (open session)
Butterfield Fire Station, 5551 Butterfield
Ranch Road, Chino Hills

The final agenda will be posted at the entryways at least 4 days in advance of the meeting. You may also obtain a copy of the agenda by contacting management at 949-430-5839.

IMPORTANT NUMBERS ASSOCIATION MANAGER:

Susan Seifen, CMCA, AMS, PCAM
Phone: 949-430-5839
Fax: 949-833-0919
sseifen@keystonepacific.com
Emergency After Hours: 949-833-2600

COMMON AREA ISSUES/GATE REMOTES AND KEYS

Hannah Rangel
Phone: 949-838-3254
hrangel@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN

Phone: 949-833-2600
customercare@keystonepacific.com

VISIT

www.losserranoshoa.org to:

Pay your association bill online

Submit maintenance requests

Obtain minutes

Access your assessment billing account

AUGUST 2017 REMINDERS

- **Noise Nuisance? Call Chino Hills PD at 909-465-6837**
- **Trash Pick-Up Day - Thursdays-** Please remove trash cans from the common areas after this day either behind your side gate or in your garage.
- **Street Sweeping Day - 2nd and 4th Tuesday each month.** Please have your cars moved off of the street these days so the streets can be swept.
- Please try to refrain from parking in front of your neighbor's home when possible. If you need to park on the street during the day, please do so in front of your home.

SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association, via email. To sign up, please register from the "Account Notifications" page once you have logged in to the KPPM Connection website at www.kppmconnection.com

SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an email to customercare@keystonepacific.com to request an ACH application.

PATCHY OR DEAD GRASS?

The drought has been declared officially over, but water conservation will always be of primary importance to the State of California, the City of Chino Hills and the Los Serranos Ranch Community Association. However, maintaining a well kept front yard and nice curb appeal is the number one way to keep property values high. Management will be sending courtesy reminders to homeowners that need to review their front yard maintenance and replace patchy or dead grass areas. Please adjust your irrigation to maximize your water usage per the guidelines of the City of Chino Hills.



WHEN & HOW TO SAFELIST A VEHICLE

If you are having a guest stay the night and they will be parked on the street, you need to safelist their vehicle so they are not given a citation or eventually towed if they've had too many citations. Please remember that each resident is allowed 20 safelist days in a 180 day window. In order to safelist a vehicle you need your specific address's Activation Code, which you can obtain from Management. Once you have the code:

1. Visit www.patrol-one.com
2. Click the big, blue Safelisting button
3. Click the orange, "Create/Activate" button at the top right of the screen
4. Enter your Activation Code and click the "Activate" button
5. Complete the resident contact information section

